

THE MANOR MONITOR

A Monthly Publication of The Vint Hill Manor Homeowners Association
April 2011 (www.vinthillmanor.org)

Two Meetings in March

* Annual Membership Meeting

As advertised, the Annual Membership Meeting of the Vint Hill Manor Homeowners Association (HOA) was held on Tuesday, March 01, 2011, at the Greenville Elementary School. With a quorum of the membership having been achieved – 38 present and 37 by proxy – the meeting was called to order by the HOA President, **Frank Fuerst**, at 7:00PM. The minutes from the 2010 Annual Membership Meeting were approved.

The next item on the agenda was a **Presentation on the Ballot Proposals** by **Frank Fuerst**. A Q&A session followed Frank's explanation of the three proposals to the assembled membership. Concern was expressed by **Don Brettle** with respect to the second proposal. He gave examples of current inflationary characteristics appearing in the economy today and felt the \$1080 figure was unrealistic and that some BOD in the future would have to take similar action to seek membership approval to further amend the covenants accordingly. Frank responded by way of explaining that the \$1080 figure in the second proposal was determined by using the average past CPI and projecting it into the future. Even given current inflationary pressures, it was estimated that the \$1080 figure would not be surpassed for at least the next 30 years.

In that a significant number of members, not in attendance, had already voted on the proposals as originally drafted, and had submitted their ballots, it was explained that there could be no changes made to the Proposals at the meeting, as explained by **Ed Ortiz** in reply to Don's motion to amend the second proposal. **Ed Walsh** commended the BOD and ARMI for their efforts in getting such a high percentage of the membership to vote on the proposals. **Fred Austin**, in a later comment, expressed how unusual it was to get such a high response.

The consensus is that the MEMBERSHIP should be congratulated for the cooperation and participation evidenced in this endeavor. MANOR PRIDE!!!

While the votes on the proposals were being counted, the HOA Treasurer, **Ed Ortiz**, provided some comments. *A copy of the budget for 2011 had been included in the March issue of the Manor Monitor.* Ed talked about how the BOD had been able to accomplish a reduction, in the monthly assessments, of a total of \$20 since the beginning of 2009. He pointed out areas of cost savings including those in communications, maintenance and trash removal, and cited the increase in the value of the HOA's CDs. Ed advised there would be no major changes in the budget for the coming year. He did allude to the possibility of additional surpluses in the future; but, probably without any further reductions in the monthly assessments.

As the outgoing President, **Frank Fuerst** expressed his appreciation to the BOD for their assistance during the past year and commented that, in his 30 years of working on the BODs of various HOAs, ours was by far the best that he has ever been associated with. Frank also thanked all the various committee members, as well as others who have volunteered their services. He spoke to the need for volunteers for the ARC. Frank also took the opportunity to point out the excellent working relationship that exists with the EDA/Conservancy and with VDOT. A lot of the credit for these relationships is attributable to the time and effort Frank put into cultivating them. Through Frank's efforts, the EDA/Conservancy replaced lights at the front entrance, did some planting, and put up a new sign. Frank also was instrumental in getting

VDOT attention and action, with respect to snow removal, in that our development is now high on their priority list.

In the **Membership Comment Period**, a number of members were heard from:

* **Don Brettle** expressed appreciation to Frank Fuerst and the rest of the BOD for their excellent leadership and accomplishments during the past year.

* **Deanie Thomas** inquired as to when the contract with Ruppert will expire. Frank advised June 2012.

* **Bob Goessman** inquired about the current status of any effort to address the erosion on the hill between Mauchley Ct and Shugart Ct. Frank suggested that since the area has been brought to Ruppert's attention, regarding their maintenance operations, it be left alone for a year or so before any future action is taken.

* **George Mendez**, former Chair of the ARC, encouraged members to give consideration to serving on that committee, as Frank mentioned in his presentation. As a result, two members, **Ralph Polk** and **Gary Hutchinson** volunteered to serve.

* **Ed Ortiz** encouraged members to consider attending the monthly BOD meetings as a way of acquainting themselves with how the BOD works in addressing community business and concerns.

The next item on the agenda was the **Election of One Director – Frank Fuerst** advised that there was one open position on the BOD and explained the procedures for electing BOD members. He then invited **John Callaway**, a declared candidate for the open position, to address the membership. *John's bio appeared in the March issue of the Manor Monitor*; so he basically gave a summary, which included a past association with Vint Hill in that he served here while he was in the Army. He offered that he was interested in preserving the quality of life we enjoy here in Vint Hill.

In accordance with protocol, Frank fulfilled the requirement to solicit, three times, for any 'nominations from the floor'. Since there were none, and since John was the only candidate, **Tom Daily** made the motion that he be elected by acclamation. **Lynne Pincosy** seconded the motion and the vote was unanimous. Congratulations, John, and Thank You on behalf on the membership.

Shortly after the aforementioned election, the **voting results on the Proposals** was announced. All three were accepted. It should be mentioned that two members from the assembly volunteered and then witnessed the counting of the ballots. The final counts were:

Prop 1 – 93 For, 2 Against

Prop 2 – 86 For, 9 Against

Prop 3 – 91 For, 4 Against

Before the meeting was adjourned, **Frank Fuerst** spoke about the upcoming expiration of the terms of three BOD members which will occur in March of 2012. He expressed his desire to see additional members of the community step up and fill these vacancies. He expressed his hope that the BOD will look into taking appropriate action to further stagger the terms of the BOD so that the HOA is not faced with three simultaneous vacancies in the future.

* **Board of Directors' Monthly Meeting**

Immediately following the Annual Meeting, the BOD held its regular, monthly meeting, albeit with a brief agenda. The main objective customarily for this BOD meeting, that follows the Annual Meeting, is for the BOD to elect the Officers of the HOA. **Tom Daily** was elected HOA President and, as such, becomes the BOD Chair. **Ken Williamson** was elected to be the

HOA Vice President. Reprising their roles as HOA Secretary and Treasurer, respectively, are **Stan Manvell** and **Ed Ortiz**.

The minutes for the February BOD meeting were accepted, as was the Financial/ Treasurer's Report, before the meeting was adjourned.

Architectural Review Committee (ARC) Activity

The ARC held its monthly meeting in February on the 22nd, and, as is the custom, the ARC Chair, **Steve Chronister**, provided a report on the meeting, along with the minutes, to the BOD. The ARC report was not made at the monthly BOD meeting that followed the Annual Meeting, which also is the custom; however, the information contained in the submitted report is provided below.

The ARC approved two Design Review Applications (DRAs) that had been on the unapproved modifications list, and approved one new DRA. The Standards violations remain at three (all unscreened trashcans). The unapproved modifications list is reduced from nine to seven (four unreported storm doors, two unreported trashcan screens, and a non-standard yard lamp replacement).

The ARC advised it will develop appropriate notices and utilize ARMI's service to notify the homeowners involved with the unapproved modifications in an effort to try to get them to comply with the regulations like the rest of the community.

In another action, the ARC refined proposed Standards definitions that relate to awnings for the rear and sides of homes. The language in the new definitions is now closer to future inclusion in the current Standards.

As part of the report, Steve again reminded the BOD that he will be leaving the ARC following the meeting in March; but will complete the reporting activity from that meeting. In addition, a veteran member of the ARC has expressed an interest in stepping down. The report suggested soliciting the community for new members.

As reported above, this subject was raised at the Annual Meeting and when **Ralph Polk** and **Gary Hutchinson** volunteered their services on the ARC, it was much appreciated. **Until the new Chair is announced, anyone else interested in serving on the ARC is encouraged to contact Stan Manvell, BOD Liaison to the ARC. Stan can be reached at 341-2886, or at – stanvell@comcast.net .**

The ARC meeting for March was scheduled, as usual, for the last Tuesday of the month, i.e., the 29th, at 7PM, at 6828 Averbach Ct.

The ARC is always more than ready and willing to meet with any homeowner to provide guidance and/or assistance with the necessary application(s) which are required before exterior modifications are made to our homes. In a spirit of cooperation, please help the ARC reach its goal of Complete Compliance! **Manor Pride!**

Vint Hill Manor Homeowners' Association Board of Directors' Meeting Agenda April 05, 2011

- 1. Call to Order**
- 2. Membership Comment Period**
- 3. Minutes of Previous BOD Meeting**

- 4. Financial/Treasurer's Report - March**
- 5. ARC Report – Status of Chair**
- 6. Workgroup Reports – Assignments for 2011**
- 7. Unfinished Business**
- 8. New Business**
- 9. Adjournment**

ARMI

The Austin Realty Management and Investment Company (ARMI), as part of its service under contract to the Vint Hill Manor HOA, is positioned to serve as a liaison between the community and the BOD and/or the ARC members. **Fred Austin**, owner of ARMI, advises that direct contact with his company results in all BOD and ARC members, as the case may dictate, being advised.

ARMI's address, where our monthly HOA assessments are sent, is: PO Box 3413, Warrenton, VA 20188. Phone: 540-347-1901, Fax: 540-347-1900
 Website: www.ARMIVA.com.

Sprinkler Systems – Spring Inspection and Turn-on

Mike Pincosy will be in our community April 18, 19, and 20. Contact **Lynne Pincosy** (*Mike's Mom – 3604 Sutherland Ct*) @ **540-341-4955** to schedule an appointment. Cost: **\$40**

Trash and Recyclables

In consideration of our members and the community, in general, *please take time to properly secure the trash and recyclable items put out for collection.* For the most part, if the trash is in the container, it presents no problem. However, trash, outside the container, and the recyclable materials that are placed at the curb, may present/create a littering problem if not somehow secured, especially when it is very windy, as it has been on a number of occasions lately. Thank You. **MANOR PRIDE!**

**VINT HILL MANOR
 HOMEOWNERS ASSOCIATION
 DIRECTORS/ASSOCIATION OFFICERS**

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 COMMITTEE CHAIR**

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